

**JAMUL DULZURA  
COMMUNITY PLANNING GROUP  
FINAL MINUTES  
Tuesday, September 13, 2011  
Approved September 27, 2011  
Oak Grove Middle School Library  
7:30 pm**

1. **Call to Order:** Michael Casinelli called the meeting to order at 7:30 p.m.
2. **Roll Call: Present:** Janet Mulder, Michael Casinelli, Dan Kjonsgaard, Randy White, William Herde, Dan Neirinckx, Jonathan Shultz, Judy Bohlen, Steve Wragg, Yvonne Purdy Luxton, Raymond Deitchman, Jean Strouf, Earl Katzer, Preston Brown, and Dale Fuller  
  
**Absent:**  
  
**Excused:**
3. **Motion to approve the Agenda for Sept. 13, 2011 as posted 72 hours before the meeting and the minutes of July 26, 2011. The Chair due to no pressing agenda items canceled the August meetings. Motion carried unanimously.**
4. **Open Forum - Opportunity for public to speak on any item not on the agenda,**
  - a. **Michael Casinelli** received a report from San Diego Traffic Advisory that they are looking for radar recertification for Proctor Valley Road.
  - b. **Michael Casinelli** briefly reported on an Otay Water District meeting in August at which the Board was voting to pay lifetime health benefits to all of their employees as they did last month for the executives. They went into Closed Session for one hour and then gave a video presentation to counteract the San Diego Taxpayers Association statements at last meeting. At the conclusion, they opened discussion on the proposed lifetime health benefits to all of their employees who had 15 years of service or more. The San Diego Taxpayers Association gave a video presentation against the proposal. They proved that the cost would be prohibitive and would cost the ratepayers in the long run. There was a large audience there to speak against the proposal. The Board voted 4-1 to approve with Mark Robak the only dissenting vote suggesting it would be wiser to put off the vote until they had an independent study of the effects of such "enhanced benefits".
5. **MUP 10-013 – Major Use Permit – Replacement Cell site – Mobilite's replacement for Barrett Junction. Dan Kjonsgaard introduced Margaret Chang of Mobilite – He reviewed the fact that we had passed a motion previously on this site in which we set conditions of soundproofing the equipment buildings and landscaping requirements.**

**Margaret Chang** pointed out that her company, Mobilite, builds to suit and this area will hold four vendors. The initial build includes one 45-foot faux broadleaf tree, one equipment structure and one generator housing which is sized to fit the vendor. The plans are made to be able to build to size to serve the eventual number of vendors. **Dan Kjonegaard** pointed out that sound deadening materials are a necessity. **Margaret Chang** stated that the generator chosen by Verizon has optimal noise moderation, and the generator has a CMU wall on all four sides that will pass the County's noise ordinance limitations of 45 decibels or lower on the complete site. They can add a "hood" over the air conditioning unit and cut the noise level further. **Dan** suggested they add fencing, which could be chain link with sound deadening material attached. (Margaret) had talked about wood, but Dan brought up the fact that it would burn. **Dan** pointed out that the drawing only shows two microwave dishes and four carriers – how would that work? He also asked about the meter box rather than a bank of meters, which would be necessary with multiple carriers. He also suggests that the tank needs to be sized to meet the possibility of a drought, which would serve to preserve the landscape. Possibly it also needs two tanks and drought resistance plants for the landscaping. **Michael Casinelli** suggested that the 45 decibels allowed by the County is too much for our area as it is so quiet and sound travels much farther. **Margaret** pointed out that after the site is completed another noise measurement is done to ensure that the readings are acceptable to the Planning Department upon review and JDCPG will be notified of the readings. **Randy White** pointed out that Barrett Junction is quite a ways from the actual address they have given and the designation needs to be changed, as it is not near Barrett Junction. **Dan** pointed out that the owners of the property are the Jacksons. **Randy** also pointed out that the trees show that the entire antenna is hidden and yet he knows that the leaves he has seen do not cover the antennas. Which is the most accurate? **Margaret** pointed out that there are broadleaf trees in other counties, and will bring a picture of one. **Randy** then asked about the location of the fence and wanted it to be a perimeter fence. **Yvonne Purdy-Luxton** asked why this one was using a broadleaf tree rather than a water tower in this area. **Dan** pointed out that we approved the idea of two 45-foot trees last year. **Preston Foster** stated that the suggested eucalyptus trees should not be planted near structures because if they burn they explode and he would suggest different trees be used in the landscaping plans.

**Dan Kjonegaard moved that we approve with the recommended conditions, and ensure the JDCPG's subsequent review of the resubmitted / revised plans;**

1. Clarify construction schedule as to construction of proposed faux mono-broad leaf trees, equipment shelters, generator enclosures, and installation of total landscape/irrigation system.
2. That the equipment shelters and generator enclosures to be the same color, texture and finish of the existing residence, and the roof of the equipment shelters match the style and pitch of the existing residence.
3. Place fencing equipped with sound deadening material around the AC unit's at each equipment shelter.
4. Place sound deadening material on the interior walls of each generator enclosure.
5. Complete all landscaping and irrigation on initial build.
6. Due to the proposed facility is to be irrigated by the existing well;

**provide a new water storage tank for the facility's sole use. That tank's capacity would be sized to hold a month's supply of water (based on the month of August's proposed consumption) for the purpose of irrigation.**

**Motion passed: 14, Yes; 0, No; 1 Abstention (Neirinckx – vicinity property owner)**

- 6. Park Land Dedication Project Priority List: Dan Neirinckx** – The priority list we have used in the past include 1) Renovate Oak Grove Middle School Sports Field,

2) Acquisition of Barrett House property for a community center/park. There is a second priority list of possible uses: 1) Athletic programs using school facilities (soccer, little league, adult softball, basketball, track, etc), 2) Art programs featuring local artists; 3) Music programs; 4) 4-H Petting Zoos; 5) Equestrian Events; 6) Cultural Community Events **Dan Neirinckx moved we approve and resubmit our prior list as noted above. Motion carried: 14, Yes; 0 No; 1 Abstention (Mulder – JDUSD School Board)**

**Jonathan Shultz left the meeting at this point.**

- 7. Wireless Telecommunication Facilities Ordinance Changes – Dan Neirinckx** read the suggested changes and on a limited visibility facility the ordinance stated that *“a facility located on a Caltrans structure, a streetlight or pole in the public right-of-way or a light standard in a park and ride facility when the following are met”* – he questioned #3 *“no more than a total of three antennas per service provider are located on a site”* thinking it might be too many. The next questions he read were just changes upon which he did not have any problems. On the temporary emergency facilities, **Dan Neirinckx moved we recommend that the utilities be allowed to put up the temporary emergency facilities for two weeks without a permit while perusing the required emergency permit and that the County Parks be eliminated from the Preferred Location list for cell towers. Motion carried unanimously.**

- 8. TPM21122 – Henning Log No, 08-19-005 Notice of Intent to Adopt a Mitigated Negative Dec. Steve Wragg** asked Janet to read from the minutes of the last time we saw this project...November 9, 2009 and here is what the minutes reflect....*"TPM 21122 RPL1 - Henning Subdivision - Proctor Valley Rd - Steve Wragg - Larry Walsh, Engineer representing Henning - lot split of 5.45 acres into 3 parcels of 1.85 ac, 1.51 ac, 2.09 ac gross. Previously they had drainage issues onto Proctor Valley, and access easements, which required doing a replacement map addressing these items. No open space onsite, disturbed land, located in RR1 zoning. Steve recommended that we approve the project and the grading plan - motion passed; 9 for, 0 against, 0 abstain."* **Steve sees no need for us to readdress as all issues were addressed in the previous motion written above. The JDCPG took no action, as there were no changes.**
- 9. General Plan Update – Dan Neirickx** was at a meeting on August 3 and our recommended changes regarding deleting the half-acre zoning were not addressed.

He spoke with **Supervisor Dianne Jacob** after the meeting and a letter was received from **Devon Muto** by Dan on August 5, 2011 stating that “the DPLU intends to include consideration of the Community Planning Group’s requested change in that process. This means that it should be available for Board consideration when the FCI GPA is presented to them which is tentatively scheduled for 12 to 18 months from now.”

10. **County of San Diego Parking Design Workshop – Steve Wragg** cannot participate because his company is working on the new Parking Design Manual. They are revising and updating the 1985 manual which tells sizes of parking spaces and landscaping and the County is holding an “external stakeholders group” meeting to see what the changes are going to be and will include professionals and Planning Group members. **Earl Katzer** wanted to know the cost of this study vis a vis the Emergency Access Study. **Steve** told him somewhere in the neighborhood of \$300,000 and pointed out that the existing design standards would be updated. **Dan Neirinckx** asked about the questions that came up in his GP meetings. **Steve** pointed out that off-street parking is all that can be used to satisfy the requirements. They are probably not going to use on-street parking to help satisfy the requirements. **Bill Herde** will be attending the meeting representing our JDCPG and asked for concerns from our group. Two concerns were: Lighting needs to be “dark skies” consistent and the Percentage of landscaping required. **Dixie Switzer** is the County contact for comments.
11. **TPM2169 – Sajady – Babel – Planning Commission Appeal – Dan Neirinckx** reported that the PC meeting was adjourned because of the blackout and postponed until October 9. The Plaintiff in the case is **Sarah Gingles** and she was invited to our next meeting to present her comments on the appeal.
12. **Community Evacuation Route Study for Jamul/Dulzura. Dan Kjongegaard and Judy Bohlen** presented a map and overview of Bob Citrano’s report. **Valley Center created their plan via sub-committee and the corridors are proposed to go on their mobility plans.** It would be funded by federal or state grants, TIF funds or assessment districts. The County would show them as a two-lane road, paved with two twelve-foot lanes using existing roads where possible. **Our Planning Group recommended that we use what we have now and the report will show that J/D does not support the evacuation routes. In Dulzura, Stacy Magoffin feels that the community might be willing to support improvement of three corridor roads as shown in the attached map listed as corridors 11, 12 and 16. Dan will go to Dulzura on Oct. 6, and present at Dulzura Community Building what the committee has done, and ask them to prioritize the corridors.**  
**Dan read the overview of Issue Paper #4 as presented by Bob Citrano as follows :**

Overview of Issue Paper #4 (as presented by Dan Kjongegaard at 9/13/11 JDCPG meeting)

Mark Peterson (Fehr & Peers) gave a brief presentation of Issue Paper 4 and identified some of Bob Citrano (DPLU) comments. The stakeholders were asked to send me any comments on the Issue Paper by September 9<sup>th</sup> so that I could incorporate them with mine to forward to the consultant team.

The presentation included a summary of some of the issues associated with the development of the evacuation route networks:

DPW has been very clear throughout this process that any ungated evacuation route open for public use would need to meet minimum public road standards (28-foot wide paved road); however, design exceptions to these standards would be applicable in certain situations.

The fire authority representatives have also been clear throughout the process that emergency evacuation routes need to be maintained so they are available during emergencies. Also these routes should be open during non-emergencies so that the public is familiar with the route during emergencies.

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### **Jamul/Dulzura Priorities**

Dulzura — While the Jamul/Dulzura CPG does not support the evacuation routes proposed by Issue Paper #4 as a network of public roads in Jamul, there appears to be interest for the routes in the Dulzura community (routes 11, 12, 16). However, before the CPG will endorse these routes in Dulzura they will need the assurance that the residents in the area actually support this. To determine this, Dan Kjonegaard will coordinate with Stacy Magoffin to hold a meeting in Dulzura to discuss the topic (time and place to be determined).

Jamul — At the June 28 meeting of the Jamul/Dulzura CPG, local residents in Jamul expressed significant opposition to the construction of evacuation routes open to the public in non-emergency situations. The community supports a network of evacuation routes as long as they retain the rural character of the area and are not open to through traffic during non-emergencies. As a result, the CPG requested that the County conduct further analysis of other potential options for evacuation routes that consider the following:

- reduced road widths (i.e. 16 foot widths),
- standards (including gates or no gates),
- financing options, and
- maintenance and liability issues.

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### **Next Steps**

*Valley Center* — If supported by the full CPG, a possible follow-on step would be presenting these routes to the Board of Supervisors for approval. If approved by the Board, the evacuation routes could be shown in the Community Plan, where right-of-way would be reserved similar to a Mobility Element road. The primary potential funding options to construct these routes include:

- Future development
- State and federal grants
- TIF in combination with other funds, if it is determined to expand the program to include these routes
- Assessment district

### ***Jamul/Dulzura***

There is a potential that the residents of Dulzura and the CPG would support the three proposed routes in their community as local public roads. If this is the case, then these routes could also potentially be presented to the Board of Supervisors for approval and ultimate incorporation in the Community Plan, similar to Valley Center. However, in Valley Center many of the routes are proposed through areas with future development potential and this is not the situation in Dulzura which is assigned Rural Lands densities

under the General Plan. Therefore future development or the TIF program are not likely funding options for Dulzura. Therefore, state and federal grants and an assessment district are more likely potential funding sources.

The residents of Jamul do not support evacuation routes as local public roads but they do support the identification and retention of evacuation routes that are only used in emergencies. Once this study has been completed the possible follow on steps would be along the lines of furthering this desire. They may include:

- Evaluate options for gates that facilitate ensuring they open in times of an emergency
- Revise evacuation route cost estimates based on reduced road improvement requirements of a gated road
- Resolving fire authority concerns related to gated and substandard roads. Discussion at the stakeholder meeting seemed to suggest that the roads should be identified at a lower standard than an evacuation route, such as “alternative escape route”.
- Determining who easements should be granted to.
- Determining necessary road improvements to address safety. Discussion at the stakeholder meeting seemed to suggest that this would be determined on a case-by-case basis.
- Adopting the routes in a County document to allow for right-of-way to be requested from future development, provide direction for pursuing easements, and serve as the basis for funding requests.
- Pursuing access easement from property owners and improvements for all weather travel and safety

**Dan Kjonggaard then inserted the following invitation to Dulzura meeting:**

### **EMERGENCY EVACUATION ROUTE STUDY COMMUNITY INPUT NEEDED**

A meeting will be held Thursday, October 6, 2011 at 7:00 PM, at the Dulzura Community Building on Community Building Road in Dulzura.

A study is being conducted by the County of San Diego on the feasibility creating emergency evacuation routes within the Dulzura / Barrett / Deerhorn Valley areas. The Jamul Dulzura Community Planning Group (JDCPG) is working with the Department of Planning and Land Use (DPLU) in an effort to identify emergency evacuation routes/corridors throughout the communities of Jamul and Dulzura. Three potential corridors have been identified in the Dulzura / Barrett / Deerhorn Valley areas and input from community members is needed to move forward.

The Board of Supervisors (BOS), recognizing the severe lack of adequate public roads in rural areas of the county suitable for emergency use, directed the DPLU to conduct a study which would identify potential routes to correct some of these neglected locations. Two members of the CPG, and a resident of the Barrett community have been working with DPLU, Fehr & Peers (consulting firm), Cal Fire, and the Sheriff's Department to identify potential routes. Originally eighteen corridors were identified and it has now been narrowed down to eight, three of those in this area. At this stage of the evaluation the entire communities input is needed, based on this input a recommendation will be prepared and presented to the BOS. The following descriptions most closely outline the proposed corridor routes, the exact locations will be determined after further study by Fehr & Peers, project consultants.

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|--------------------|---|
| <b>Corridor 11</b> | <b>Honey Springs Rd to Deerhorn Valley Rd;</b> upgrades to Mother Grundy Truck Trail.   |
| <b>Corridor 12</b> | <b>Corridor 11 to SR-94;</b> extend south from Mother Grundy across undeveloped land and join into Lucky Six, onto SR-94.                       |
| <b>Corridor 16</b> | <b>Lyons Valley Rd to SR-94;</b> from the west side of Barrett Lake, follow existing fire road south to connect to Barrett Lake Rd, onto SR-94. |

**13. HR1234 and HR 1291 – Janet Mulder** reported on these two bills which are known as the “*Carcieri* fix” as they are written to overturn the U.S. Supreme Court decision in *Carcieri v. Salazar* and reinstate the authority of the Secretary of the Interior to take land into trust on behalf of any Indian tribe without concern for the Indian Reorganization Act of 1934 upon which the Supreme Court based their decision. Appearing before House Committee on Natural Resources through its subcommittee on Indian and Alaska Native Affairs were many different representatives from various Indian tribes, all speaking in favor of the bills. Cheryl Schmit from Stand Up for California, spoke against these two bills and suggested that the Sub-committee needed to have at least one hearing in California since much of the land into trust has occurred here. Supervisor Susan Adams of Marin County representing National Association of Counties and the California State Association of Counties and Supervisor Dianne Jacob, representing District 2, San Diego County Board of Supervisors both sent in written statements for the record also pointing out the problems with the current land into trust for Indian tribes and reminding the sub-committee that San Diego is the home to more Tribal Nations than any other county in the country, and that since 2000, more than 50 fee to trust applications have been filed with over one-third being granted and all the remaining applications pending. It is important to note that in San Diego County only half of the fee-to-trust applications have adhered to the original intent of the land use as identified in the application. In addition there are no requirements to comply with a jurisdiction’s standard permitting process, which evaluate or require mitigation for potential impacts in the surround area such as fire protection, emergency response, law enforcement services, water supply, air quality, noise, habitat restoration, traffic, or other impacts. These permitting and mitigation requirements are mandatory for private property owners as well as governmental entities, and should be mandatory for the tribes as well. She recommended we go online and follow these bills giving our input into the process.

**14. Jamul Indian Village Casino Update – There is** activity, but no one had first hand information so no report given.

**15. JDCPG Officer’s Announcements and Reports**

**a. Dan Kjonggaard, Dale Fuller, Randy White will not be at the next meeting.**

**b. Board Policy 1-63 meeting will be held at the County Operations Center on Thursday, Sept. 22. Dan Neirinckx and Preston Brown will attend from our Group.**

**Michael Casinelli** adjourned the meeting **10:00 PM**, reminding us that the next regular meeting is **September 25, 2011 at 7:30 p.m. at OAK GROVE MIDDLE SCHOOL LIBRARY .**

Respectfully submitted,

Janet Mulder, Secretary

Meeting minutes and agendas can be accessed at

<http://www.sdcounty.ca.gov/dplu/CommunityGroups.html>.